



# Westfield–Washington Township Advisory Plan Commission Minutes of the September 16, 2019 APC Meeting

*Presented for approval: October 7, 2019*

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, September 16, 2019 scheduled for 7:00 p.m. at the Westfield City Hall.**

**Opening of Meeting:** 7:00 p.m.

**Roll Call:** Noted presence of a quorum.

**Members Present:** Steve Hoover, Robert Horkay, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

**Members Absent:** Ginny Kelleher and Randy Graham.

**City Staff Present:** Kevin Todd, Senior Planner; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; Caleb Ernest, Associate Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

## **APPROVAL OF MINUTES**

September 3, 2019 Minutes tabled until October 7, 2019 APC meeting.

## **JANUARY 6, 2020 APC MEETING**

Motion: Cancel January 6, 2020 APC Meeting

Motion: Woodard; Second: Willis. Motion passed. Vote: 7-0.

## **REVIEW OF RULES AND PROCEDURES**

Howard reviewed the meeting rules and procedures.

## **OPENING OF MEETING**

### **CONSENT AGENDA ITEMS**

*No Consent Agenda Items.*

### **ITEMS OF BUSINESS**

**1908-ODP-13**

**1908-SPP-13**

#### **Spring Mill Station SWC Apartments**

*Southwest Corner of 161st Street and Spring Mill Road*

CRG Residential, LLC requests Overall Development Plan and Primary Plat review of 3 Lots, 1 Block, and 1 Common Area on 34.24 acres +/- in the Spring Mill Station SWC PUD District.

*(Planner: Pam Howard ▪ [PHoward@westfield.in.gov](mailto:PHoward@westfield.in.gov))*

Howard overviewed this request for an Overall Development Plan and Primary Plat review. She said an additional 20 acres of land has been added.

Woodard asked about compliance with the original concept plan. Going forward, he said he would like to see both original and current plans presented for the sake of comparison.

Howard said that commercial plats are less tied to the concept plan. She said that if it was not deemed compliant it would not be presented at APC.

Motion: Approve 1908-ODP-13 and 1908-SPP-13 to City Council with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

Motion: Schmitz; Second: Woodard. Motion passed. Vote: 7-0.

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**1909-ODP-15**  
**1909-SPP-15**

**Lancaster**

*West and adjacent to Spring Mill Road, North and adjacent to 186th Street*  
Lancaster Developer, LLC by Nelson & Frankenberger requests a Primary Plat and Overall Development Plan review of 300 Lots on approximately 45 acres +/- in the Lancaster PUD District.  
(Planner: Jonathan Dorsey ▪ [JDorsey@westfield.in.gov](mailto:JDorsey@westfield.in.gov))

Dorsey overviewed this request for an Overall Development Plan and Primary Plat review.

Smith made the comment, based on comments from the Mayor, that there is currently an adequate supply of modest priced housing.

Woodard comments that if this plan was already approved in zoning and that no new units are being added. He said that if it is compliant it must be approved.

Todd said that if it were not compliant it would not be presented to APC.

Motion: Approve 1909-ODP-15 and 1909-SPP-15 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton county Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: Woodard; Second: Schmitz. Motion passed. Vote: 7-0.

**1909-ODP-14**  
**1909-SPP-14**

**Meijer Westfield Subdivision**

*17145 Spring Mill Road*  
Meijer Stores LP by Woolpert, Inc. requests Overall Development Plan and Primary Plat review of 4 Lots on 33.35 acres +/- in the Maple Knoll PUD District.  
(Planner: Caleb Ernest ▪ [CErnest@westfield.in.gov](mailto:CErnest@westfield.in.gov))

Ernest overviewed this request for an Overall Development Plan and Primary Plat review.

Motion: Approve 1909-ODP-14 and 1909-SPP-14 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: Schmitz; Second: Woodard. Motion passed. Vote: 7-0.

**1909-ODP-16**  
**1909-SPP-16**

**Wheeler Landing, Section 2**

*Northwest Corner of Wheeler Road and SR 32*  
Wheeler Landing I LLC by Wheeler Farms, LLC requests Overall Development Plan and Primary Plat review of 7 Lots on 125.22 acres +/- in the Wheeler Landing PUD District.  
(Planner: Caleb Ernest ▪ [CErnest@westfield.in.gov](mailto:CErnest@westfield.in.gov))

Ernest overviewed this request for an Overall Development Plan and Primary Plat review.

Woodard asked for clarification on whether this plan initiated the talk of the reduced trail corridor.

Howard replied, yes.

Motion: Approve 1909-ODP-16 and 1909-SPP-16 with the following conditions:

- Approval of the Landscape Plan be delegated to the Department.
- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: Hoover; Second: Woodard. Motion passed. Vote: 7-0.

**1908-PUD-23**

**Alpha Tau PUD**

*510 E. State Road 32*  
Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler, P.C. requests to rezone approximately 8.42 acres +/- from the EI: Enclosed Industrial District to the Alpha Tau PUD District  
(Planner: Daine Crabtree ▪ [DCrabtree@westfield.in.gov](mailto:DCrabtree@westfield.in.gov))

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Crabtree overviewed this request for a rezone.

Woodard voiced concerns about the layout of and turn on the path.

Todd and Crabtree both responded that this detail can be looked at closer as the project proceeds and that this is just the concept plan. Todd indicated that Public Works would likely not allow a 90-degree turn on the trail.

Motion: Forward 1908-PUD-23 to the City Council with a favorable recommendation.

Motion: Willis; Second: Smith. Motion passed. Vote: 7-0.

#### **1909-PUD-30**

##### **Springmill Pointe PUD**

*Southwest Corner of State Road 32 and Austrian Pine Way*

Westfield Investment Co. LP by Nelson & Frankenberger, LLC requests a change of zoning for approximately 8.55 acres +/- from the Maple Knoll PUD to the Springmill Pointe PUD District.

(Planner: Daine Crabtree ▪ [DCrabtree@westfield.in.gov](mailto:DCrabtree@westfield.in.gov))

Crabtree overviewed this request for a rezone.

Hoover said his concerned about too many buildings with larger than permitted setbacks, that is why he wanted change.

Woodard asked if the utility screening is required.

Hoover said utility screening is now part of the UDO.

Petitioner said he will look at the make sure that the utility screening is compliant with the UDO.

Motion: Forward 1909-PUD-30 to the City Council with a favorable recommendation:

Motion: Willis; Second: Woodard. Motion passed. Vote: 7-0.

#### **1909-PUD-25**

##### **Cedarbrook Commons PUD**

*Northwest Corner of Spring Mill Road and 186th Street*

Craigielea Enterprises, LLC by William Tres Development requests a change of zoning for approximately 16 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Cedarbrook Commons PUD District.

(Planner: Daine Crabtree ▪ [DCrabtree@westfield.in.gov](mailto:DCrabtree@westfield.in.gov))

Crabtree overviewed this request for a rezone.

Woodard said that this is a very unique and impressive project.

Willis agreed and feels it will bring great value and visitors to Westfield.

Motion: Forward 1909-PUD-25 to the City Council with a favorable recommendation.

Motion: Horkay; Second: Willis. Motion passed. Vote: 7-0.

#### **1909-PUD-31**

##### **Atwater PUD**

*North of the intersection of Casey Road and 193rd Street*

Olthof Homes, LLC by Nelson & Frankenberger requests a change of zoning for approximately 100 acres +/- in the AG-SF 1: Agricultural / Single-Family Rural District to the Atwater PUD District.

(Planner: Jonathan Dorsey ▪ [JDorsey@westfield.in.gov](mailto:JDorsey@westfield.in.gov))

Dorsey overviewed this request for a rezone. He said that the public comments that were received were updated this afternoon.

Jon Dobosiewicz, with Nelson & Frankenberger on behalf of the petitioner, said that they have received letters of support for plan revisions to the Rural Northwest area. He said that three of the letters were from residents with expectation of three to four acres lots; however, these residents are not adjacent properties.

Woodard commented that he thinks parcel boundary is more appropriate than Comprehensive Plan and that modification makes sense.

Smith mentioned his request to staff based on already approved developments. He said the Mayor told him that we have enough approved and available moderately priced housing. Smith said he agrees with the Mayor and will vote no on this project as he feels that this is not a project needed at this time. He said he had asked staff for numbers, but was informed there was not enough time to collect and present this information in time for tonight's meeting.

Dobosiewicz explained the price ranges, not in line with the "lower price" developments mentioned. These products are designed for move up buyers, not first-time buyers.

Woodard said he is not sure what moderately priced means. He said he does not live in 300K house said he feels that he personally adds value to the community. He said he can't support that only 300K+ adds value.

Hoover said that, since his time on the Council, probably 90% of approved projects have high-end housing. This development offers a more affordable option. This is a countywide problem, not just Westfield. He said that the people who work here, can't afford to live here. He added that if the demand wasn't present, the developer wouldn't be proposing such a project.

Motion: Forward 1909-PUD-31 to the City Council with a favorable recommendation.

Motion: Horkay; Second: Woodard. Motion passed. Vote: 6-1. (Smith)

#### **1909-ZOA-02**

#### **Unified Development Ordinance Amendment (Fall 2019)**

The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.

*(Planner: Pam Howard ▪ [PHoward@westfield.in.gov](mailto:PHoward@westfield.in.gov))*

Howard overviewed this request and said no changes had been made since the September 3, 2019 Public Hearing.

Schmitz asked for clarification about the subdivision provision.

Howard replied that it was designed to reconcile definitions of major and minor subdivisions.

Woodard asked why only a requirement of 50% on open space and he asked why not more specific.

Howard said that this is on the Department's list for discussion at in a future amendment. She said that this is currently a fix that the standard needs at this time.

Woodard said there might be a possibility to allow more density with increased open space

Hoover commented that he thinks 50% is fine based on ponds and other encumbered greenspaces. He said he feels that these types of open spaces are valuable as well.

Maue said the key point on this issue is balance.

Horkay and Smith commented that they are also fine with 50% open space.

Schmitz stated that for him, 50% standard is good for now; however, maybe look at this more closely over time.

Todd suggested that this could be added to the list of UDO items to be monitored and reviewed.

Motion: Forward 1909-ZOA-02 to the City Council with a favorable recommendation.

Motion: Woodard; Second: Smith. Motion passed. Vote: 7-0.

## **PUBLIC HEARING ITEMS**

### **1909-PUD-29**

[PUBLIC HEARING]

#### **Poplar Street Townhomes PUD**

*West side of Poplar Street, between Jersey Street and Park Street*

Estridge Homes by 11<sup>th</sup> Street Development requests a change of zoning for approximately 1.26 acres +/- in the MF-1: Multifamily Low Density Residential District to the Poplar Street Townhomes PUD District.

*(Planner: Jonathan Dorsey ▪ [JDorsey@westfield.in.gov](mailto:JDorsey@westfield.in.gov))*

Woodard recused himself before this item was addressed.

Dorsey overviewed this request for a rezone.

Bryan Stumpf, with 11<sup>th</sup> Street Development representing Estridge Homes, summarized this proposed townhome project in the Gateway Subdistrict within the Grand Junction District. He stated that this project complies with the building height within the Comprehensive Plan. He said that the Park Street Corridor Plan is to maintain its current village that focuses on one- or two-story buildings using an adaptive reuse of current structures. He said that when this was presented to the Grand Junction Task Group (GJTG) they voiced concern as to whether this project would hinder future development in the subdistrict. Stumpf said he feels that would not be the case as Estridge is working on a mixed-use project for the area. He said the Townhome project would consist of 24 townhomes in eight buildings designed for possible future growth. He also said that the petitioner is aware of the change coming to Poplar Street as it transitions into Westfield Boulevard. He said this proposed project accommodates its own parking and that of an additional 24 guest parking spaces. Stumpf said that the price point of the proposed townhomes would be \$350-\$400K. He said that Estridge has strong architectural standards and a high-quality product. He said that he has been involved with GJTG for many years and feels that this project represents new investment with a positive message to investors for additional new development.

Public Hearing for 1906-PUD-29 opened at 8:12 p.m.

Robert Beauchamp, 16045 Westfield Boulevard on behalf of the Park Street Restaurateurs; said he does own one of the houses that will be torn down for this proposed project. He stated that Estridge builds quality projects; and, additionally he is not asking for any public money. He said that he understands this proposal doesn't fit the plan perfectly; however, we didn't know everything we know at this time.

Linda Nass, 1122 East 161<sup>st</sup> Street; said the first priority in the Gateway Subdistrict was to develop architectural and developmental standards, and said that these standards have not started in any of the districts. She asked if the City is just going to approve PUDs without these standards. She said that planning needs to slow down and get a plan first. She said that PUDs do not create cohesion and many would like downtown to stay as it is.

Public Hearing for 1906-PUD-29 closed at 8:17 p.m.

Willis said he is passionate about downtown yet agrees that there is not yet a great vision for how the downtown should look. He said he is concerned there might be a hodgepodge of architecture. He stated that we need to get something going in the downtown as there are new projects moving in that are drawing attention away from the actual downtown. He thinks this proposed project is aesthetically pleasing and he feels this is the right time to get something rolling for downtown with good projects.

Maue said it is challenging to determine cohesion in something that doesn't exist.

Hoover said he has some concern about the location not being compliant with the Comprehensive Plan, but that was an arbitrary line and he does not see that as a deal breaker. He said that the GJTG has always wanted eclectic architecture and doesn't want everything to look the same. He wants to focus on high-quality building materials and a variety of architecture. He said this proposal would have his definite positive support this project was located on the east side of Poplar Street.

Smith said he thinks that this project would be appealing to a variety of demographics, has a good price point, and is a good concept for the area.

Willis said that if the market wanted to develop the area commercially, it would have happened by now. People want to sell their properties and at some point, there is a need to look at letting a different type of project start, even if it isn't the perfect location. He feels it is a great project.

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Horkay agreed with Willis about having something happen sooner than later. He said this petitioner is vested in the community and has a great reputation.

Maue asked for clarification from others on what other types of project would be better and why.

Horkay said this property near US 31 is Westfield's beachfront property.

Hoover said when planning you don't know what future is. He said Poplar Street ended up being a line in the plan as it left adequate area for a large commercial development.

Maue asked if the future build-out exhibit had been looked at with varying building heights. He said that could possibly have impact on the townhomes.

Stumpf responded that buildings closest to US 31 would be the tallest at five-story, and possibly four-story along State Road 32. He said that lower heights would be closer to Park Street.

Hoover voiced concerned about future townhome residents remonstrating against possible taller buildings going in to the west. He said there is a need to ensure that buyers know where they are buying and what could happen near them.

Horkay said he was concerned about future residents not wanting to live next to a parking structure.

Willis said that three out of four corners at US 31 and State Road 32 have not yet been developed. He said that this two-acre townhome project certainly does not eliminate commercial possibilities at that intersection.

Woodard returned to the meeting at 8:35 p.m.

**1910-ODP-18**

**1910-SPP-18**

[PUBLIC HEARING]

**Southpark Subdivision, Lot 1**

*16802 Southpark Drive*

JJK Investments, LLC by Keeler-Webb Associates requests Primary Plat and Overall Development Plan review of two (2) Lots on 1.030 acres in the EI: Enclosed Industrial District

*(Planner: Caleb Ernest ▪ [CErnest@westfield.in.gov](mailto:CErnest@westfield.in.gov))*

Ernest overviewed this request for a Primary Plat and Overall Development Plan review.

Adam DeHart, with Keeler-Webb on behalf of JJK Investments, summarized the details of this plat and ODP.

Public Hearing for 1910-ODP-18 & 1910-SPP-18 opened at 8:42 p.m.

No public Comments.

Public Hearing for 1906-PUD-29 closed at 8:43 p.m.

No Commission comments.

**ITEMS CONTINUED TO A FUTURE MEETING**

**1908-PUD-20**

**The Landings at Village Farms**

*14851 Oak Ridge Road*

Pulte Homes of Indiana, LLC and Mark Zukerman by Nelson and Frankenberger, LLC requests a change in zoning of approximately 58.02 acres +/- from the SF2: Single-Family Low Density District to The Landings at Village Farms PUD District.

*(Planner: Daine Crabtree ▪ [DCrabtree@westfield.in.gov](mailto:DCrabtree@westfield.in.gov))*

**1907-ODP-11**

**1907-SPP-11**

**Alpha Tau Park, Lots 1-3**

*510 E. State Road 32*

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler requests Overall Development Plan and Primary Plat review of three (3) Lots on approximately 8.42 acres +/- in the EI: Enclosed Industrial District.

*(Planner: Daine Crabtree ▪ [DCrabtree@westfield.in.gov](mailto:DCrabtree@westfield.in.gov))*

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**1909-PUD-28****Union Square at Grand Junction PUD**

*Southwest Corner of SR 32 and Union Street*

Old Town Companies, LLC by Nelson & Frankenberger requests a change of zoning for approximately 4 acres +/- from the MF1: Multi-Family Low Density District and LB-H: Local Business / Historical District to the Union Square at Grand Junction PUD District.  
(Planner: Pam Howard ▪ [PHoward@westfield.in.gov](mailto:PHoward@westfield.in.gov))

**1909-PUD-26****Wrights Property Group at Grand Park PUD**

*200 W. 186th Street*

Wrights Property Group by Hamilton Designs, LLC requests a change of zoning for approximately 4 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wrights Property Group at Grand Park PUD District.  
(Planner: Pam Howard ▪ [PHoward@westfield.in.gov](mailto:PHoward@westfield.in.gov))

**1909-PUD-24****181st Street PUD, Amendment V**

*Southwest Corner of East 181st Street and Sun Park Drive*

CH Group, LLC by Church Church Hittle + Antrim requests an amendment to the 181<sup>st</sup> Street PUD District to permit limited outdoor storage, modify associated Development Standards, and add new Site Plans and Character Exhibits.  
(Planner: Daine Crabtree ▪ [DCrabtree@westfield.in.gov](mailto:DCrabtree@westfield.in.gov))

**REPORTS/COMMENTS**

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department

**ADJOURNMENT**

Motion: Adjourn Meeting.

Motion: Schmitz; Second: Woodard. Motion passed. Vote: 7-0.

Meeting adjourned at 8:56 p.m.

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Randell Graham, President

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Andre Maue, Vice President

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Kevin M. Todd, AICP, Secretary